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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

REVISED
January 2, 2026

Ms. Jamie Worman, Assistant Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike—Box 625
Spring House, Pennsylvania 19477

Re: MCPC #24-0122-002
Plan Name: Whitefield Homes
(10 lots comprising approximately 15.60 acres)
Situate: 1348 Sumneytown Pike (cross street: Evans Road)
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 12, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Whitefield Homes, LLC, is proposing a 10-lot subdivision and residential development. The property currently contains one existing dwelling, an accessory barn, and other minor accessory structures. The existing dwelling and barn would be preserved. The rest of the property that is currently undeveloped would be subdivided into nine lots, each of which would be developed with a single-family residence.

All lots, except the one with an historic house, would be accessed by a cul-de-sac road off Evans Road. One of the lots (Lot 1) has frontage on Evans Road but would be accessed by a driveway from the cul-de-sac road. The lot containing the existing structures would also have frontage along and a driveway from Evans Road by an existing driveway. Lots 4 and 5 are flag lots with rear frontage along Sumneytown Pike and would be accessed from the cul-de-sac via driveways. The property is currently heavily wooded and contains wetlands over much of the area. The property is located in the A Residential District and is served by public water and sewer. We reviewed a previously submitted proposal for the site in a letter dated June 13, 2024.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area as being located in the "Suburban Residential" future land use areas. Suburban Residential areas consist primarily of single-family detached homes. Residential development should match the character and type of housing found in the immediate neighborhood, and environmentally sensitive land should be preserved.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

FLAG LOT

A. Flag Lot Buffer Planting. Flag lots are required to have buffer plantings along the full width of the lot (§ 1298.21(f)). Based on the plans provided, it appears that the landscaping does not meet the buffer planting requirements for flag lots (§ 1230.41(f)). We recommend the applicant plant more trees between Lot 5 (flag lot) and Lot 6, between Lot 4 and Lot 5, and between Lot 4 (flag lot) and the existing structures.

NATURAL FEATURES

The property currently contains woodlands and wetlands which are a tributary of the Trewellyn Creek and are locally important for water quality and habitat. The proposed site design protects the natural features better than the previously submitted design, which we commend. However, the development of this property would lead to habitat reduction and impact the natural features. The following comments are meant to help guide the protection of the natural features to the greatest extent possible (as per § 1230.48).

A. Wetlands. The new design is less impactful to the wetlands than the previously submitted proposal, with the addition of culverts to keep the wetlands flowing where they would be disturbed. Due to the amount of wetland habitat on this property, we encourage the protection of the wetlands to the greatest extent possible and recommend that there be a maintenance plan to ensure that the wetlands are restored and managed property.

B. Replacement Trees. The proposed development would remove portions of the existing woodlands (approximately 7.57 acres, according to Natural Resources Protection Plan, Sheet C-202). The disturbance includes the removal of trees growing in and around the wetlands. The township's Subdivision and Land Development Ordinance (SALDO) requires that each tree with a caliper of 6 inches or more shall be "replaced with a shade tree or shade trees…which have a total caliper equal to or greater than the tree removed" (§ 1230-41(i)). We recommend that the applicant plant replacement trees in the following locations to enhance the habitat value

   1. *Wetland Habitat.* We recommend that more trees and shrubs be planted around the wetland areas to help restore the hydrology.

   2. *Woodland Edge*. We recommend the planting of trees around the remaining wooded areas to protect the integrity of the remaining woodland and to create a healthy woodland edge. In wooded areas, when trees are removed during development, a new woodland edge is created and exposed. To help reestablish the woodland edge and support a healthy ecosystem, we strongly encourage the applicant to plant as many trees and shrubs as possible along the new edge of the wooded areas that are planned to be developed.

STORMWATER MANAGEMENT

The stormwater management plan for the proposed development includes a combination of surface and subsurface basins.

A. Operations and Maintenance Agreement. For both the subsurface and surface basins, there should be an operations and maintenance agreement to define who is responsible for the facilities and to ensure that there is a clear plan for all facilities to be managed throughout the course of their lifetimes.

B. Surface Basins. We commend the addition of surface basins as part of the stormwater management design to capture and infiltrate runoff. Rain gardens and other similar green stormwater management strategies improve water quality, which is critically important for wetlands and bodies of water that flow to the Wissahickon Creek.

   1. *Naturalized Landscaping*. We recommend the stormwater basins be naturalized in their design and landscaping. Where stormwater management facilities abut wooded areas, we recommend planting trees and shrubs that blend with existing surroundings and that they be planted in sufficient density

to eliminate the need for mowing. We recommend that the applicant considers using the stormwater management facility to create a naturalized meadow-like habitat that can be an amenity for the residents. In order to create a naturalized basin, we suggest the stormwater facilities be larger and shallower with gently sloping sides that adhere to the topography of the area and could function as a natural meadow that feeds into the wetlands, as per the township's detention basin regulations in Section 1241.402.

2. *Operations and Maintenance Plan*. There should be an operations and maintenance plan to clearly define who is going to maintain and be responsible for the integrity of the basins (as per § 1241.401(o)), especially in cases where the basin overlaps lot lines.

PEDESTRIAN CONNECTIVITY

The property has frontage on Evans Road and Sumneytown Pike. We wish to reiterate the recommendation from *MontcoPikes: A Vision Plan for 6 County Roads* that along this portion of Sumneytown Pike "sidewalks should be added on both sides of the road. Bike lanes are also recommended along this segment (pg. 6-6)." Providing sidewalks as part of this development would add to the pedestrian network and improve access to Spring House Shopping Center, Gwynedd Mercy High School and University, and to the Trewellyn Trail.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Gwynedd's planning objectives for low-density residential development in environmentally sensitive areas.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (24-0122-002) on any plans submitted for final recording.

Sincerely,



Claire Warner, Principal Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Bohler LLC, Applicant's Engineer
Mimi Gleason, Township Manager
Craig Melograno, Chairman, Township Planning Commission
Chad Dixon, Township Traffic Engineer

Neil Stein, Esq., Township Solicitor

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan



Whitefield
MCPC#240122002

Montgomery County Planning Commission

0 100 200 400 Feet

N

Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap



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REV	DATE	COMMENT	BY

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAA250079.00-0A
DRAWN BY:	LGU/SL
CHECKED BY:	COP/NCR
DATE:	12/08/2025
CAD I.D.:	P-CIVIL-LDVP

PROJECT:

PRELIMINARY LAND DEVELOPMENT PLANS

FOR

WHITEFIELD HOMES, LLC

PROPOSED RESIDENTIAL DEVELOPMENT

1348 SUMNEYTOWN PIKE, AMBLER
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19002
BLOCK 9, UNIT 47
PARID: 39-00-04054-00-2

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SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301
6 OF 33

ORG. DATE - 12/08/2025